109.0	0006	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	763,100 / 763,100
					USE VALUE:	763,100 / 763,100
					ASSESSED:	763,100 / 763,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TASSONE JOSEPH JR/JENNIFER
Owner 2:	
Owner 3:	
Street 1:	5 CLORINDA ROAD
Street 2:	
Twn/City:	WILMINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01887 Type:

PREVIOUS OWNER

Owner 1:	TASSONE JOSEPH JR -
Owner 2:	-
Street 1:	48B MONTAGUE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1965, having primarily Vinyl Exterior and 1715 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	343,100		420,000	763,100
Total Card	0.138	343,100		420,000	763,100
Total Parcel	0.138	343,100		420,000	763,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.96 | /Parcel: 444.96

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	69927
GIS Ref	
GIS Ref	
Insp Date	03/24/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0006-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	343,100	0	6,000.	420,000	763,100		Year end	12/23/2021
2021	104	FV	325,800	0	6,000.	420,000	745,800		Year End Roll	12/10/2020
2020	104	FV	325,800	0	6,000.	420,000	745,800	745,800	Year End Roll	12/18/2019
2019	104	FV	300,100	0	6,000.	414,000	714,100	714,100	Year End Roll	1/3/2019
2018	104	FV	300,100	0	6,000.	318,000	618,100	618,100	Year End Roll	12/20/2017
2017	104	FV	282,100	0	6,000.	300,000	582,100	582,100	Year End Roll	1/3/2017
2016	104	FV	282,100	0	6,000.	276,000	558,100	558,100	Year End	1/4/2016
2015	104	FV	243,400	0	6,000.	258,000	501,400	501,400	Year End Roll	12/11/2014

!8567!

PRINT

Date	Time
12/30/21	07:33:13

LAST REV

Date	Time
05/16/12	14:48:40
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8567

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASSONE JOSEPH	39244-305		5/19/2003	Family	99	No	No		
TASSONE FRANK	28590-331		5/18/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	69927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2009	Measured	197	PATRIOT
1/31/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.26224494
Const Adj.:	1.00989902
Adj $ / SQ:	191.211
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	497306
Depreciation:	154165
Depreciated Total:	343141

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

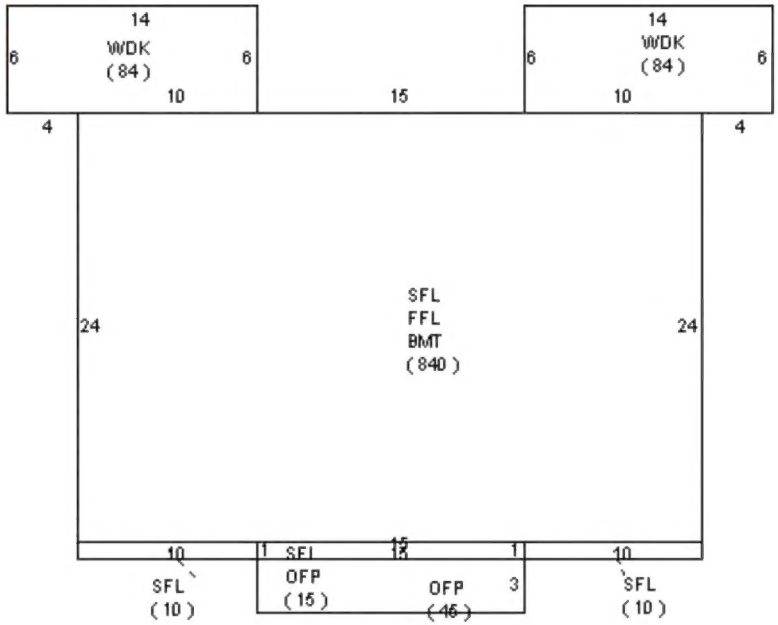
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.21
Special Features:	0	Val/Su Net:	123.28
Final Total:	343100	Val/Su SzAd	200.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	875	191.210	167,310
BMT	Basement	840	57.360	48,185
FFL	First Floor	840	191.210	160,617
WDK	Deck	168	12.070	2,028
OFP	Open Porch	60	44.440	2,666

Net Sketched Area:	2,783			Total:	380,806
Size Ad	1715	Gross Area	2783	FinArea	1715

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0006-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc